

**ORDINANCE NO. 020110-Z-12**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13553 U.S. HIGHWAY 183 NORTH AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in File C14-01-0155, as follows:

A 2.825 acre tract of land, more or less, out of Lot 1, Austin Auto Park Subdivision, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 13553 U.S. Highway 183 north, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on January 21, 2002.

**PASSED AND APPROVED**

\_\_\_\_\_  
January 10, 2002

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§  
§  
\_\_\_\_\_  
*Gustavo L. Garcia*  
Gustavo L. Garcia  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
*Sedora Jefferson* *Shirley A. Brown*  
Sedora Jefferson Shirley A. Brown  
City Attorney City Clerk

## **EXHIBIT A**

**ZONING CHANGE**  
**2.825 acre portion of**  
**Lot 1, Austin Auto Park**  
**City of Austin**  
**Williamson County, Texas**

### **METES AND BOUND DESCRIPTION**

#### **2.825 ACRE PORTION OF LOT 1 AUSTIN AUTO PARK**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 2.825 ACRES OUT OF LOT 1, AUSTIN AUTO PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, OF RECORD IN CABINET H, SLIDE 179, BEING ALL OF SAID LOT 1 LESS A CALLED 0.78 ACRE TRACT KNOWN AS PARCEL 6A WHICH WAS ACQUIRED FOR RIGHT-OF-WAY FOR U.S. HIGHWAY No. 183 BY THE CITY OF AUSTIN AND STATE OF TEXAS, AS RECORDED IN AN AGREED JUDGEMENT FILED AS DOCUMENT No. 9526683, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LESS THAT PORTION OF LOT 1 LYING WITHIN TWO-HUNDRED FEET (200') OF THE ORIGINAL WEST LINE OF SAID LOT 1 WHICH WAS PREVIOUSLY ANNEXED BY THE CITY OF AUSTIN AND ZONED GR, SAID REMAINING 2.825 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a brass Texas Department of Transportation Disk found stamped "Sta. 897+17.08, 185.0 Lt.", on the east right-of-way line of U.S. Highway 183, on the south line of said Lot 1 and north line of Lot A of Knowles Subdivision, of record in Cabinet E, Slide 326, Williamson County Plat Records, at the

southeast corner of said 0.78 acre right-of-way tract and northeast corner of a called 0.402 acre right-of-way tract out of said Lot A, described in Document No. 9449507, Williamson County Official Records, and from which point another brass TxDot disk found stamped "Sta. 890+10.04, 219.02 Lt." Bears N11°46'43"W, 21.27 feet, N10°20'47"W, 229.85 feet, N10°20'47"W, 370.34 feet, N11°46'38"W, 81.86 feet, and N66°43'01"E, 19.41 feet; Thence from said beginning reference disk, with the north line of said Lot A and south line of said Lot 1, N66°54'32"E for a distance of 67.81 feet to a calculated point for the southwest corner and POINT OF BEGINNING hereof

THENCE with a line 200.00 feet east of and parallel with the original west line of said Lot 1, N11°42'38"W for a distance of 249.97 feet to a calculated point on the north line of said Lot 1 and south line of Lot 2 of said Austin Auto Park, for the northwest corner hereof, and from which point the intersection of the north line of said Lot 1 with the current east right-of-way line of U.S. Highway No. 183 bears S66°53'46"W at a distance of 62.26 feet

THENCE with the north line of said Lot 1 and south line of said Lot 2, the following 4 calls:

1. N66°53'46"E, 29.28 feet to a ½" iron rod found
2. S22°59'24"E, 42.04 feet to a ½" iron rod found
3. N78°38'25"E, 157.93 feet to a drill hold found in a concrete curb
4. N53°34'49"E for a distance of 478.93 feet to a cross found cut in concrete, in the southwest right-of-way line of Pond Springs Road, at the southeast corner of said Lot 2 and northeast corner of said Lot 1, for the northeast corner hereof

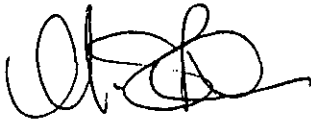
THENCE with the southwest line of Pond Springs Road and northeast line of said Lot 1, S50°45'02"E for a distance of 160.82 feet to a ½" iron rod found in concrete at the southeast corner of said Lot 1 and northeast corner of Tract B as described in Partition Deed of record in Volume 743, Page 286, Williamson County Deed Records, for the southeast corner hereof

THENCE with the south line of said Lot 1 and north line of said Tract B, S53°35'38"W for a distance of 677.34 feet to a ½" iron rod found at the northeast corner of said Tract B, in the east line of said Lot A, for a corner hereof

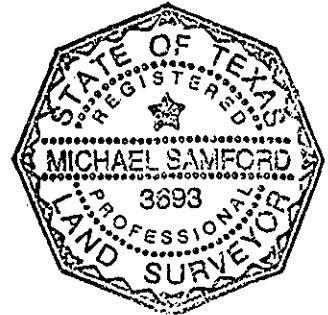
THENCE with the east line of said Lot A and a west line of said Lot 1, N22°27'24"W for a distance of 17.12 feet to the center of an 8" diameter concrete cylinder found at the northeast corner of said Lot A and an ell corner of said Lot 1, for an ell corner hereof

THENCE with the north line of said Lot A and south line of said Lot 1, S66°54'32"W for a distance of 114.91 feet to the POINT OF BEGINNING hereof and containing 2.825 acres of land, more or less.

As surveyed October 12, 2001, under the supervision of:



Michael Samford, R.P.L.S. 3693

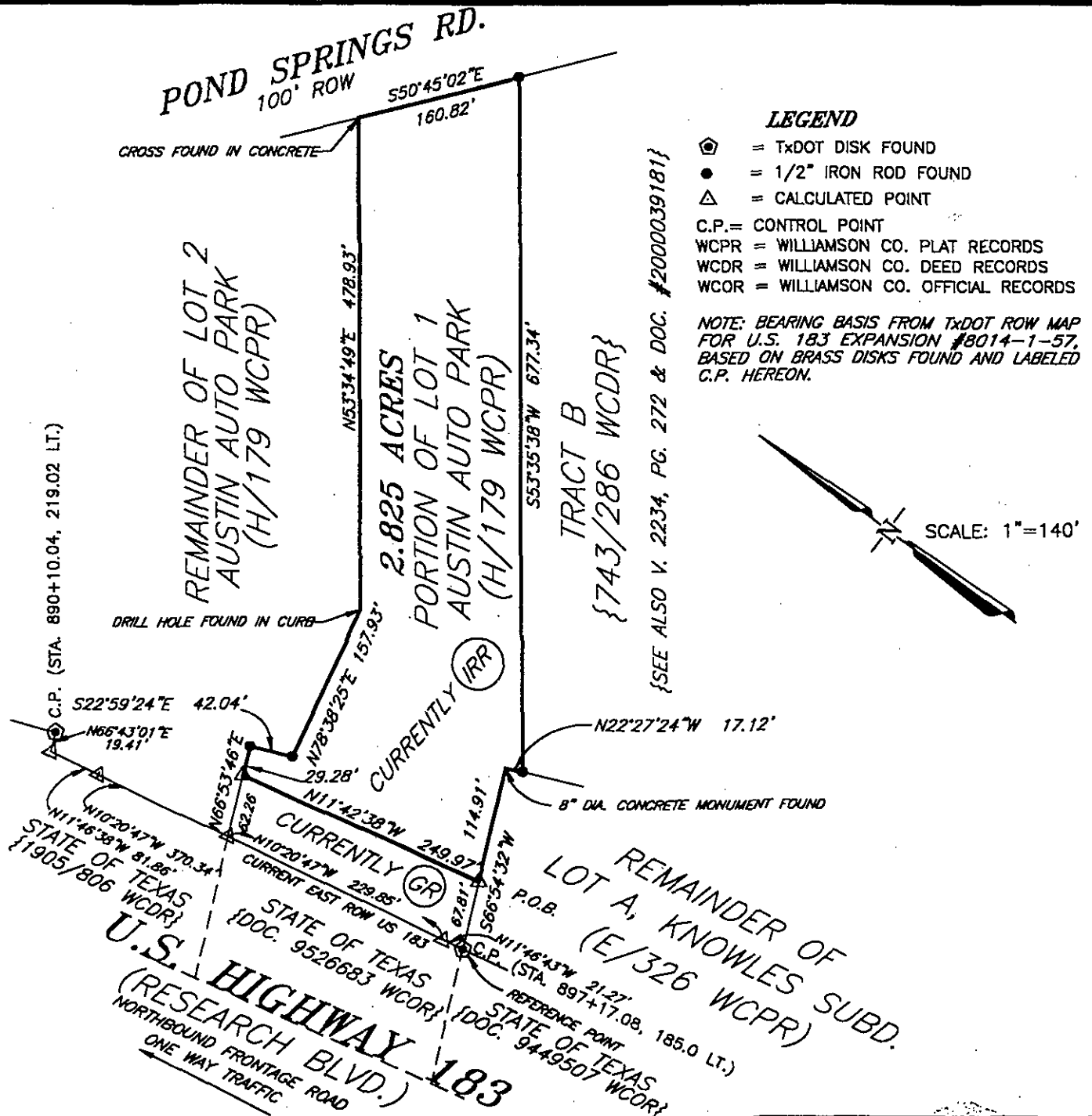


**REFERENCES**

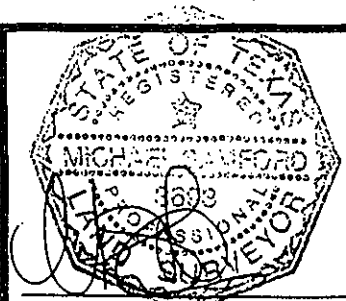
TCAD Parcel No. 01-7412-0105

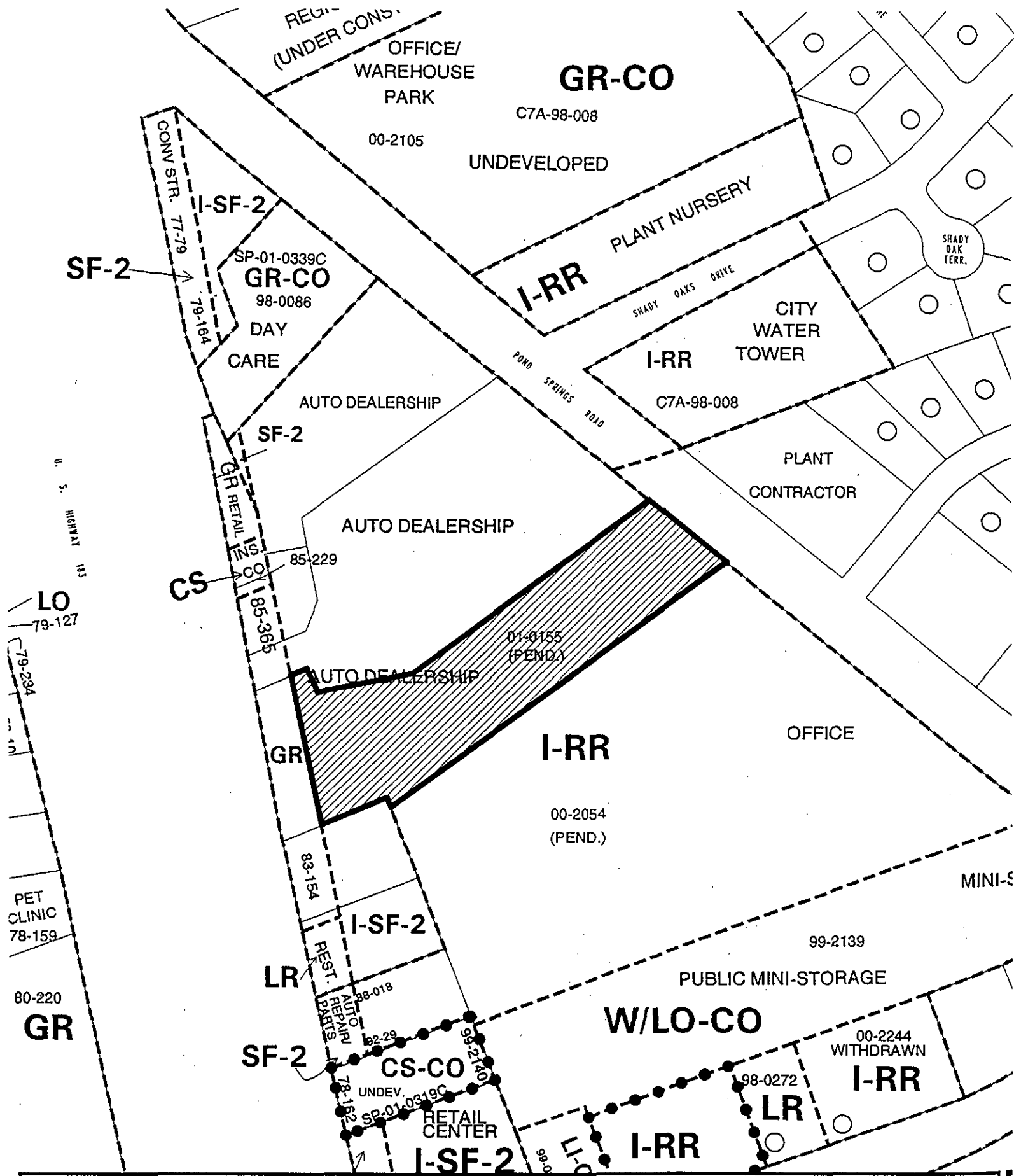
Austin Grid G-38

Owner: Ben David McDavid, Vol. 1480, Pg. 307, Wm'son Co. Deed  
See Exhibit B, Plan No. 010506 for sketch



SKETCH TO ACCOMPANY METES AND BOUNDS  
2.825 ACRE PORTION OF LOT 1 OF  
AUSTIN AUTO PARK, WILLIAMSON COUNTY, TEXAS  
ZONING CHANGE





 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER G38
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. GAGER				
CASE #: C14-01-0155			DATE: 01-12		
ADDRESS: 13553 N US HIGHWAY 183			INTLS: SM		
SUBJECT AREA (acres): 2.825					